

MEETING OF THE CITY OF ZILWAUKEE PLANNING COMMISSION

December 9, 2015

The secretary offered the invocation and the pledge of allegiance was recited.

The meeting was called to order at 6:00 P.M. by Chairperson K. Hyde.

Roll Call:

Present: Jason Boguslawski, Norm Burke, Betty Comstock, Dennis Duro, Ken Hyde, Rich Metiva and Steve Thayer.

Also Present: Building Inspector/Zoning Administrator John Stemple and Mayor Gene Jolin.

The minutes of the November 11, 2015 meeting were considered. A motion was made by R. Metiva, supported by B. Comstock, to approve the minutes as mailed. The motion carried, all voting aye.

Audience Participation:

None.

Old Business:

A motion to open the Public Hearing was made by B. Comstock, supported by D. Duro. All members voting aye. K. Hyde stated the reason for this public hearing being the fence issue. It was mentioned that when Ordinance 31 changes were being considered in August of 2012, due to a clerical error, the change regarding the construction of fences was not incorporated in the new ordinance. Now this public hearing is being held in order to properly put this into the updates present ordinance.

The Resolution for proposed amendment Chapter 32, Titled: Zoning, page 32:27 item 10, Titled: Materials, currently reads:

Fences shall consist of material commonly used to conventional fence construction, such as wood or metal. If, because of design or construction, one side of the fence has a more finished appearance than the other, the side of the fence with the more finished appearance shall face the exterior of the lot.

WHEREAS, the City of Zilwaukee wishes to amend Chapter 32, Titles: Zoning, page 32:37 item 10, Titled: Material, to read:

Fences shall consist of materials commonly used in conventional fence construction, such as wood or metal.

There was no audience participation. A motion to close the public hearing was made by S. Thayer, supported by B. Comstock. The motion carried, all voting aye. Discussion between planning commission members now took place. K. Hyde questioned if this was only for residential areas and not commercial as this was not stated in the wording. Mayor Jolin stated this was not for Commercial areas. J. Stemple mentioned this applies to all fences and possibly

adding the wording “ Exception: single family dwellings.” K. Hyde felt the intention of this change was only for residential areas. There was much discussion on fences. It was mentioned that if the unfinished side of fences was facing City property the City would soon look like a “shanty town”. A motion was made to approve the proposed amendment by D. Duro, supported by J. Boguslawski. The motion carried with all members voting aye. This action will be forwarded to the City Council.

New Business:

N. Burke questioned the managers report regarding the cost of the Welcome sign on N. Adams, the paving of the riverfront parking area and the playscape which is not finished at this time. N. Burke felt the planning commission should look at the cost factor of each and that he could request this due to his position as planning commission secretary and according to the Planning Enabling Act.

Chairperson K. Hyde again requested a copy of the current Capital Improvement Plan be presented at the next Planning Commission meeting.

John Stemple Updates:

Work is being done at the SMAC business at 824 Tittabawassee and they are consulting with J. Stemple. There are two (2) residential additions in progress. The issue of marijuana dispensaries has arisen and is being looked into. The new business on the corner of Tittabawassee and Franklin has been remodeling the structure and J. Stemple is working with them on cleaning up the outside area. The home at 401 S. Adams has been condemned on December 9, 2015.

Round Table Discussion:

The members felt this was a good meeting with much discussion between the members.

A motion was made by S. Thayer, supported by D. Duro, to adjourn. The motion carried. Meeting adjourned at 7:15 P.M. The next meeting will be held on January 13, 2016 at 6:00 P.M.

Respectfully Submitted,

Carole Inman, Recording Secretary

**Approval of P/C secretary
Norm Burke**

December 9, 2015